

TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Meeting Minutes – APPROVED  
Thursday, September 3, 2015  
7:30pm  
Council Chambers, Third Floor  
Memorial Building  
14 Park Place, Vernon, CT

RECEIVED  
VERNON TOWN CLERK  
15 SEP 22 PM 2:19

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:30 pm.
- **Regular members present:** Charles Bardes, Victor Riscassi, Ron Scussel, Wes Shorts, Peter Hobbs and Chet Morgan sitting in for John Kleinhans.
- **Staff Present:** Shaun Gately, Interim Town Planner
- **Recording Secretary:** Audrey Lanz

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business".

- Agenda items #3.2 & 3.4 have been moved ahead on the agenda.

A motion to accept the agenda as presented was made by Chet Morgan and seconded by Ron Scussel. Motion passed unanimously.

2.2 Communications received NOT related to agenda items.

- A notice from the Town of Vernon of the Tentative Determination to approve NPDES Permit Renewal.
- A notice from the Town of Bolton for a Public Hearing on 10/14/15 for an amendment to the Zoning Regulations to allow drive thru.
- A notice from the Town of Bolton for a Public Hearing that was held on 8/12/15 for an amendment to the Zoning Regulations on the keeping of Poultry & Livestock.

2.3 Acceptance of Minutes from the 06/4/2015 PZC meeting.

A motion to accept the minutes from the 06/4/15 PZC meeting was made by Chet Morgan and seconded by Ron Scussel. Motion passed with two abstentions from Peter Hobbs & Wes Shorts as they were not at the meeting.

3. Public Hearings and Action on Applications

3.2 Application (PZ-2015-10) of First Hartford Realty Corp. for a Special Permit / Site Plan of Development to construct a Convenience Store / Gasoline Sales for Cumberland Farms at #343 Hartford Tpke (Assessor's ID: Map #11, Block #0011, Lot/Parcel #0008).

- Shaun Gately, Interim Town Planner, read into record two letters from Applicant asking for a delay in the Public Hearing until the next PZC meeting on September

17, 2015. The letter stated the request for a delay was because of a petition that residents in the area had signed.

A Motion to accept the delay of the Public Hearing until the next PZC meeting on September 17, 2015 was made by Chairman Charles Bardes. Motion passed 5-1 with opposition from Ron Scussel.

**3.4 Application (PZ-2015-12) of Timothy Spangler & Yingfan Tong for a Special Permit for Massage Therapy at #538 Talcottville Road (Assessor's ID: Map #8, Block #24, Lot/Parcel #53).**

- Application has been withdrawn in writing.

**3.1 Application (PZ-2015-09) of Talcottville Development Co. LLC for a Resubdivision into 2 lots at #57 & #163 Hartford Tpke. (Assessor's ID: Map #1, Block #158, Lot/Parcel #00057 & #00163).**

- Chairman Charles Bardes opened the Public Hearing at 7:45pm.
- Shaun Gately, Interim Town Planner, read the Public Notice in to record.
- Representing the Applicant was Attorney Doreen Famiglietti from Kahan Kerensky & Capossela, Mark Peterson from Gardiner & Peterson Assoc. and Sol Kerensky from Kahan Kerensky & Capossela.
- Attorney Famiglietti presented the application and the applicant's desire to split the parcel into two lots.
- A discussion ensued on the 25 foot frontage / access strip along the property and whether it was suitable in meeting the Vernon Zoning Regulations.
- No comments were heard from the public.
- Chairman Charles Bardes closed the Public Hearing at 7:55pm.

A motion to approve the application was made by Ron Scussel and seconded by Wes Shorts. Motion passed unanimously.

**3.3 Application (PZ-2015-11) of Bryan Flint, Cornerstone Foundation, for a Special Permit for an emergency shelter at #32 School Street (Assessor's ID: Map #40, Block #110, Lot/Parcel #5).**

- Chairman Charles Bardes opened the Public Hearing at 8:03pm.
- Shaun Gately, Interim Town Planner, read the Public Notice into record.
- Bryan Flint, Director of the Cornerstone Foundation, presented the application and handed into record a paper outlining the criteria to stay at the Emergency Shelter.
- Members of the Public spoke in regards to the application:
  - Susan Garvey, 137 ½ Vernon Ave., spoke in favor of the application.
  - Melissa Castango, 94 West Main Street, spoke in favor of the application.
  - Dan Waskiewicz of Rockville Downtown Association and a Vernon business owner spoke in opposition of the application.
  - Stephen Guilmotte, a Vernon business owner, spoke in opposition of the application.
  - Becky Maresh, Cornerstone volunteer, spoke in favor of the application.
  - Joe Tarzi, 155 West Main Street, spoke in favor of the application.
  - Jon A., 100 Grove Street, spoke in favor of the application.
  - Mike Winkler, 20 Gottier Dr., spoke in favor of the application.

- Father Rick R., Saint Bernard’s Church, spoke in favor of the application.
- Peter Olsen, Vernon business owner, spoke in opposition of the application.
- Susan Reudgen, 61 East Street, spoke in opposition of the application.
- Deacon Michael Berstene, Saint Bernard’s Church, spoke in favor of the application.
- Dawn Meusko, 3 Hillside Ave, spoke in favor of the application.
- Brian Motola, 103 Vernwood Dr., spoke in favor of the application.
- Bryan Flint, Cornerstone Foundation, gave a rebuttal to address the Public’s concerns.
- A discussion ensued on an email received from Police Chief Kenney and his opposition of the application.
- Chairman Charles Bardes closed the Public Hearing at 9:55pm.
- A discussion ensued on the definition of Emergency Shelter in the Vernon Zoning Regulations and whether this definition fit the application.

A motion to approve Application (PZ-2015-11) of Bryan Flint, Cornerstone Foundation, for a Special Permit for an emergency shelter at #32 School Street (Assessor’s ID: Map #40, Block #110, Lot/Parcel #5) as outlined with 2 special permits and because it meets the criteria in sections 17.3.1.1 – 17.3.1.5 of the Zoning Regulations was made by Ronald Scussel and seconded by Wes Shorts. The motion passed 5-1 with opposition from Peter Hobbs.

Chairman Charles Bardes called for a 10 minute recess at 10:10pm. The commission reconvened at 10:20pm.

A discussion ensued on clarification of the motion.

Ron Scussel reintroduced the motion to approve Application (PZ-2015-11) for a Special Permit to run a shelter and to amend the application to include a Special Permit for office space because it meets the criteria in sections 17.3.1.1 – 17.3.1.5 of the Zoning Regulations. Wes Shorts seconded the motion and the motion passed with one opposition from Peter Hobbs.

#### **4. Other Business**

##### **4.1 Receipt of Application**

##### **4.1.1 Application (PZ-2015-13) of Krause Realty Trust for a Zone Change from R-27 to Commercial at #34 & 42 Acorn Rd. (Assessor’s ID: Map #01, Block #159, Lot/Parcel #0001 & #0002)**

Wes Shorts made a motion to hold the Public Hearing for Application (PZ-2015-13) at the 9/17/2015 PZC meeting. Ron Scussel seconded the motion and the motion passed unanimously.

##### **4.2 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting.**

- None

## 5. Adjournment

A motion was made by Wes Shorts and seconded by Ron Scussel to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 10:40 pm.

Respectfully Submitted,



Audrey Lanz  
Recording Secretary

**NOT ORIGINAL SIGNATURE**